

February 3, 2017

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Martin Grummer  
Martin Grummer – Architect  
331 Wellesley PI NE  
Albuquerque, NM 87106

**RE: Water and Sanitary Sewer Serviceability Letter #170117**  
**McMahon Marketplace**  
**5730 McMahon Blvd. NW**  
**Zone Atlas Map: A-11**

Dear Mr. Grummer:

**Project Description:** The subject site is located on the southeast corner of McMahon Blvd. and Unser Blvd. within the City of Albuquerque. The property consists of approximately 12.1 acres and is currently zoned SU-1 for commercial use. The property lies within the Pressure Zone 3WR in the Corrales trunk. The request for information indicates plans to replat the area to include seven new interior lots for seven new commercial buildings.

**Service Connection Agreement:** As this development is outside the existing service area, a Service Connection Agreement must be executed between the owner and the Water Authority. The developer shall coordinate with the Utility Development Section of the Water Authority in order to execute this Service Connection Agreement.

**Water Supply Charge:** All developments located outside of the Water Authority's service area will be assessed a Water Supply Charge (WSC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights and supplies necessary to serve the development. The WSC shall not be used for reimbursement of master planned facilities.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Eight inch PVC distribution main (project #26-7772.93-12) within the project location looping from McMahon Blvd to Rio Del Sole Ct. through the site.
- 16 inch ductile iron transmission main (project #NMUI1-008-90) along McMahon Blvd.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-7772.93-12) within the project location.

**Water Service:** New metered water service to the property can be provided via routine connection to the existing eight inch distribution main within the subject site. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service

**Sanitary Sewer Service:** Sanitary sewer service can be provided via routine connection to the existing eight inch collector line within the subject site. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3439 for more information.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 2,500 gallons-per-minute as provided by the developer. This is the largest fire flow requirement for the site and has been analyzed for the entire site. These numbers are not official at this time since the developer is not at a point to acquire the Fire Marshall's Office requirements. Hydrants 305, 174, 175, and 186 were all tested for the entire flow, at the main line only, and as modeled using InfoWater™ computer software, the fire flow can be met. In summary, the eight inch distribution main within the site can handle the flow with the adequate hydrants installed. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

**Pro Rata** is not owed and the property can utilize the services available upon completion of the requirements of this letter to connect to water and sanitary sewer.

**Design and Construction** of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water

Authority tapping permit process. Construction must be by a licensed, bonded, public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance (O-07-13), Water Conservation Large Users Ordinance and Water Conservation Water by Request Ordinance.

**Closure:** This letter only provides details of infrastructure that is available and potential precursors to development for the proposed development. For service to be provided, a Board approved service connection agreement must supplement this serviceability, therefore causing this serviceability to be in effect for a period of one year upon approval of the service connection agreement. Under no circumstances does this serviceability commit to service without the above mentioned conditions. Changes in the proposed development may require reevaluation and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact the Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Serviceability Letter 170117



170117



**Legend**

Project Location

**Water Pipe**

— <all other values>

**SUBTYPE**

— Distribution Main

— Drain Line

— Hydrant Leg

— In Zone Transmission

— Out Zone Transmission

— SJC Transmission

— Sleeve

— Well Collector Line

— Well Wash Line

0 310 620 Feet



--- Water Infrastructure Map Keyed Notes:

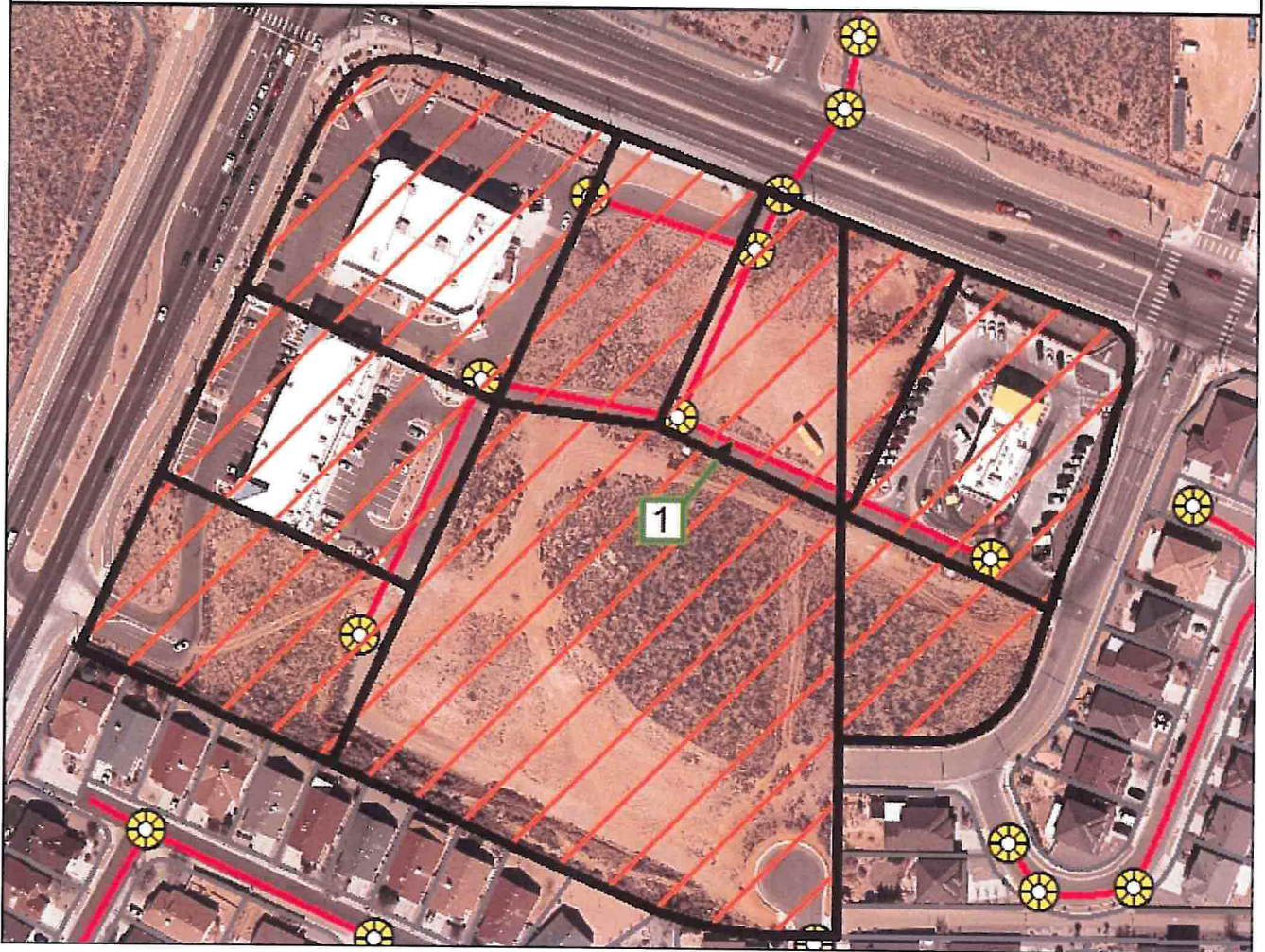
1. --- 8" Distribution Main

2. --- 16" Transmission Main






170117



**Legend**

 Project Location

**Sewer Pipe**

— <all other values>

**SUBTYPE**

— COLLECTOR

--- FORCE MAIN

— INTERCEPTOR

— VACUUM LINE

0 310 620 Feet

 --- Sanitary Sewer Infrastructure Map Keyed Notes:

1. --- 8" Collector Line

